

# Town of Deerfield Comprehensive Plan Update

## COMPREHENSIVE PLAN DRAFT 2

6:00 PM  
November 6, 2019

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1. Review and Discussion of Redline Draft Changes (p.2)
2. Determine Large-Scale Solar Energy and New TDR Language (p.3)
3. Discuss Town's Suggested Changes to Maps (p.4)
4. Project Next Steps
  - December = Plan Commission/Town Board Work Session 3
  - January = Draft Plan Open House
  - Winter/Spring 2020 = Anticipated Adoption

## Changes Made from Redline Draft

### **Overarching Changes:**

- All Town Board and Plan Commission edits sent to Vandewalle & Associates were made. These mostly consisted of grammar, spelling, or other small text errors.

### **More Specific Changes from the October 9<sup>th</sup> Meeting:**

- Changed all references in the Plan to include Cambridge as part of the Town's neighboring communities.
- Added language to clarify that the population projections did not factor in the number of total available splits left in the Town. (p.12)
- Added new crops to the list of key crops grown within the Town. (p.19)
- Transfer of Development Rights (p.27)
  - Didn't change the reference to "Transfer of Building Rights" because there is no difference between Transfer of Development Rights and Transfer of Building Rights (per Dane County).
  - Added a few guiding policies to consider if the Town pursues TDR in the future. These are a combination of Town input and a few researched best practices.
    - See next page.
- Non-Metallic Mining (p.39)
  - Changed the language to consider conditions which protect residents within 1 mile of the activity (previously 1/2 mile)
  - Added a reference to the Town's Ordinances
- Created a new subsection in the Utilities and Community Facilities Chapter to help guide the creation of a Large-Scale Solar Energy Ordinance in the future. (p.72)
  - See next page.
- Added references to the Town and Village co-owning the Fire Station and equipment, in addition to working with the State on future planning of the Oak Park Rd. and USH 12/18 intersection. (p.87)

### **Outstanding Questions from Text:**

- Do you have any data on the following?
  - Amount of land rezoned in the Town out of A-1 Exclusive/FP-35 over the past 20 years.
  - Number of Subdivisions and/or Certified Survey Maps issued within the Town since 2000.
  - Number of new lots created over the past 20 years for residential use.
- Do you still have a Town Roads Improvement Program (TRIP)? Are there any recently accomplished projects we could mention from it? (referenced on p.62)

## **Proposed New Large-Scale Solar Energy Section (p.72)**

### *Large-Scale Solar Energy*

*As alternative energy technology continues to rapidly evolve, new and unique uses may present both an opportunity and a challenge for the Town. Some small-scale solar and wind energy systems are already present in the Town, however in recent years, increasingly larger commercial solar operations have been approved throughout the State. Many are locating on farmland near major metro areas. This presents the Town with an opportunity to both leverage its location to Madison and Milwaukee and also diversify the local economy. However, it is also important to properly regulate the projects to protect farmland, natural resources, and the agricultural-rural character of the Town. Over the planning period, it is recommended the Town develop an ordinance to help guide the future development of large-scale solar energy. The ordinance, at a minimum, should address the following:*

- *Compliance with Wisconsin State Statutes 66.0401 and 66.0403*
- *Maximum height limits*
- *Minimum peripheral setbacks and landscape buffer requirements*
- *Exterior lighting standards*
- *Stormwater management and erosion control requirements*
- *All construction and installation of large-scale solar energy systems shall require a building permit.*
- *Following the use of the land for large-scale solar energy, all on-site solar energy structures shall be removed, and the site restored for agricultural purposes, in a manner similar to non-metallic mining restoration requirements.*

## **Proposed New TDR Policy Guidelines (p.27)**

*Additionally, if the Town were to consider the establishment of a TDR program, it is also recommended that a Town ordinance be adopted that aligns with the policies of this Plan. A few guiding policies that any future TDR policy should include:*

- *Both the transfer areas and receiving areas shall be in the Town of Deerfield.*
- *Both transfer areas and receiving areas shall preserve the most productive agricultural land and natural resources, wherever possible.*
- *The number of transfers to any one receiving property shall be limited by the Town of Deerfield in a manner that allows additional development while preserving the agricultural and rural character of the receiving area.*
- *Establish a limit for the number of years the development right credits (DRC) can be exercised within the receiving area.*
- *Clearly defined formulas to determining right credits (DRC) in both the transfer area and receiving area.*
  - *Transfer Example: 1 DRC per 35 acres protected*
  - *Receiving Example: 1 DRC per each additional dwelling unit*

### **Review Other Town's Comprehensive Plan TDR Policy Guidelines (See Attachment)**

- What are the most important guiding policies if the Town were to develop a TDR Policy?
- Is the Town comfortable with the guiding policies that have been added?
- In reviewing other Dane County Town's Comprehensive Plan and their approach to TDR policies, are there any that need to be added to Deerfield's Plan? Any that need to be researched or discussed more?
- Overall, what changes would you like to see made with the proposed TDR policy guidelines on p.27?

### **Changes to Maps**

- Review the Town's mark-ups/edits of the Existing Land Use and Future Land Use Maps

### **Project Next Steps**

- Select a date in December for the 3<sup>rd</sup> Working Session
- Select a preliminary date in January for the Public Open House (most likely at the Fire Station)

